

NORTH COUNTY FIRE PROTECTION DISTRICT

www.ncfireprotectiondistrict.org

330 S. Main Avenue

Fallbrook, California 92028-2938

Phone: (760) 723-2005

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BOARD OF DIRECTORS

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CCHDG
32312 Shallot Ct.
Winchester, CA
Acceptance letter

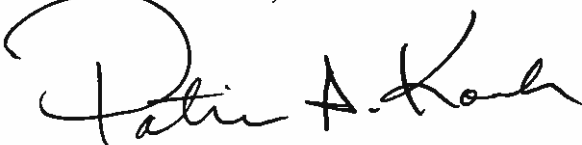
RE: Rabuchi Group Home
3875 Peony., Fallbrook CA
MUP 17-013

August 10, 2018

The Fire Protection plan including the Fire Safety and Evacuation Plan dated July 30, 2018 and August 9, 2018 are approved as submitted.

Sincerely,

Patricia Koch, Fire Marshal



760 723 2040



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

August 9, 2018

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

NORTH COUNTY FIRE
PROTECTION DISTR.
330 S. MAIN AVE.
FALLBROOK, CA 92028

approved 8/10/18
R. Koch

North County Fire Protection District
330 South Main Avenue
Fallbrook, CA 92028

Fire Safety and Evacuation Plan

California Highlands

Addiction Treatment
3875 Peony Drive
Fallbrook, CA 92028
951-769-8000 Ext.101
PDS2017 MUP-17-013
APN 107-310-19-00

General Building Description and Fire Systems:

The project is a Major Use Permit to allow the use of a single family residence as a Group Care home with 14 guests. The project consists of converting a single family residence currently being operated as a 6-guest substance abuse treatment facility into a 14-patient substance abuse treatment facility

This building is a 2-story residence consisting of Billiards Room, Dining Room, Family Room, Kitchen/Nook, Laundry, Bedroom, one and one-half Bath and a four-car garage on the first floor and four Bedrooms, four Bathrooms at the second floor. There is an attached four car Garage with a Recreation room and half bath above the Garage that is accessed via an exterior wood stair with open treads and riser. There is a detached Guest Quarters with one full Bath and a covered Patio adjacent to a swimming pool. Access to the main residence is from Peony Drive via a 20-foot-wide concrete driveway. The driveway has an electronic gate with a key pad, call box and an approved Knox box at the gate entrance. Access to the detached Guest Quarters is from the Driveway via a concrete sidewalk that is a minimum of 42 inches wide.

The building incorporates the following fire and life-safety systems:

1. A fire sprinkler system is installed throughout the main building. The system is a wet sprinkler system that is monitored 24/7. There is a single fire sprinkler riser located at the South/West exterior corner of the Garage. The sprinkler system shall be extended to the detached Guest Quarters, Garage and the Recreation Room above the Garage.
2. A fire alarm bell is located on the exterior wall of the Garage at the lower level that will activate upon activation of the fire sprinkler system.
3. Fire extinguishers are located and spaced accordingly throughout the first floor, second floor, Garage and the Recreation Room above the Garage.

Primary Emergency Contacts:

1. Paul Del Vacchio, CEO
Office: 951-769-8000 x101
Cell: 951-972-2023

Melissa Legere, Executive Director
Office: 760-888-5655
Cell: 951-764-3950

Impairment Coordinator and Duties:

Fire Suppress
Office: 714-719-2968
Cell: 714-671-5939

Monitored By:

United Fire Solutions
26111 Ynez Road
Temecula, CA
Office: 951-225-4666

The Impairment Coordinator's role shall be to monitor all impairments of the building's fire and life-safety systems. The person responsible for ensuring that proper safety precautions are taken when a fire protection system is out of service. In the event of a major building impairment, you must know the procedures available for safeguarding the building occupants.

Upon Discovery of Fire or Fire Alarm Activation:

If fire or smoke is discovered:

1. Immediately **dial 911 to notify the Fire Department.**
2. Initiate building evacuation procedures immediately, utilizing the closest available exit.
3. If possible and if the fire is small, grab the closest fire extinguisher and attempt to extinguish the fire, only if it is safe to do so. If first attempt fails, **STOP**, do not continue to fight the fire.
4. Close all doors to the fire area if this can be done so in a safe manner and immediately evacuate.
5. Staff shall provide the residents with whatever assistance is needed to ensure an orderly evacuation, if needed.
6. Once evacuation has started, the fire alarm system **SHALL NOT** be silenced or reset, nor shall the building be re-entered **without approval by the North County Fire Department.**
7. All staff shall assemble at the designated assembly point and personnel accounted for.
8. Upon arrival of Fire Department, notify them of any persons not accounted for.

Evacuation Routes:

1. The primary exits from the residence will be the front entry doors located at the lower portion of the residence, with the secondary exit(s) being from the Family Room at the rear of the residence. These lead to exits at the front driveway and the rear yard.
2. The primary exits for the recreation room will be the exit door that leads directly to the exterior stair case of wood construction. The stair case is protected with a wet sprinkler system that is monitored 24/7.

Evacuation Assembly Point:

1. The location of this assembly point will be the mailbox at Peony Drive and the concrete driveway leading up to the residence. At this location staff shall take a count of all house guest.
2. If evacuation is required during a wildland fire the residents shall assemble at the main entrance on the East side of the residence. Staff shall take a count of all residence. Residence and staff shall then be transported, via residence shuttle to the Embassy Suites in Temecula CA.

Evacuation Drills and Training:

Fire drills shall be held each quarter, as required by the North County Fire District Code for Assembly occupancies. ALL employees shall participate in all drills, and the drills shall be implemented by sounding the building's fire alarm. **Prior to any drill**, our fire alarm central monitoring station will be notified so that the Fire Department will not be dispatched. **Important:** Upon completion of our drill, we will notify our central monitoring station of the completion of the drill.

The Impairment Coordinator shall keep a record of all drills and training of employees in the Fire Safety and Evacuation Plan.

Fire and evacuation drill frequency and participation, per the North County Fire District Fire Code.

<u>Occupancy</u>	<u>Frequency</u>	<u>Participation</u>
Institutional	Quarterly/each shift	Employees ¹

¹ Residential care/assisted living facilities.

July 30, 2018

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

North County Fire Protection District
330 South Main Avenue
Fallbrook, CA 92028

NORTH COUNTY FIRE
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330 S. MAIN AVE.
FALLBROOK, CA 92028

approved 8/10/18
+Hoch

SUBJECT: FIRE PROTECTION PLAN LETTER REPORT and
Fire Safety and Evacuation Plan
Rabuchin Group Home
PDS2017 MUP-17-013
APN 107-310-19-00

This Fire Protection Plan (FPP) Letter Report is submitted pursuant to the County of San Diego Fire Marshal and the North County Fire District.

The project is a Major Use Permit to allow the use of a single family residence as a Group Care home with 14 patients. The project consists of converting a single family residence currently being operated as a 6-patient substance abuse treatment facility into a 14-patient substance abuse treatment facility.

ENVIRONMENTAL SETTING:

1. **Location:** The project site is located at 3875 Peony Drive in the Fallbrook Community Planning area, within unincorporated San Diego County. The Zone is A-70 and the lot area is 2.26 acres. The site is developed with an existing two story single family residence with an attached four car Garage and detached pool house. The surrounding area is comprised of large single family homes situated on 2 plus acre parcels.
2. **Topography:** The project sits above the main access road (Peony Drive) approximately 20 vertical feet. The terrain slopes to the South/West and North/West at a 6% grade to the South/West and a 6% grade to the North/West.

3. **Geology:** Access to the project is via Wilt Road and Peony Drive and Citrus Drive as a secondary access road. All roads are private roads that are fully maintained. The area surrounding the home is fully irrigated landscaping and a mini grove with mature avocado trees and citrus trees.
4. **Flammable Vegetation:** The landscaping consist of typical avocado trees and citrus trees over 60% of the property. All specimen trees that are within 20 feet of the structure will be trimmed up and maintained. The three (3) Italian Cypress trees at the front of the home will be removed. The ivy that is on the residence is English Ivy and is a fire resistance. The scientific name is HEDERA HELIX. There are specimen plants that are located at the edge of the driveway and along the edge of Peony Drive. Also at the edge of Peony Drive the ground cover is a succulent drought tolerant species.
5. **Climate:** The property is subject to the onshore Santa Ana winds.

PROJECT EXPOSURE TO WILDLAND FIRES:

1. **Water Supply:** The property is within the Rainbow Water District and is supplied with a 1 inch water meter. There is an existing fire hydrant to the North of the property approximately 250 feet from the property driveway approach. The fire hydrant is located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Required fireflow in water main is 2,500 gallons per minute.
2. **Fire Access Roads Location:** Wilt Road, is a County maintained road that is an all weather paved surface and Peony Drive is a private maintained road that is an all weather paved surface. Peony Drive has access from Wilt Road to the North and from Citrus Road to the South. From Peony Drive to the residence there is a 4 inch thick concrete driveway. From the concrete driveway to the detached Guest Living Quarters there is a 42 inch wide 4 inch thick concrete sidewalk. The length of the sidewalk leading to the Guest Living Quarters is approximately 85 feet.
3. **Width:** All access roads are paved. Wilt Road has a minimum width of 24'-0" and Peony Drive has a minimum width of 20'-0". The driveway leading to the residence has a minimum width of 20'-0". The vehical gate is a double swing metal gate that swings inward. The width of the gate is 19'-0" when fully opened.



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32312 Shallot Ct.
Winchester, CA 92596
760-644-4833
charles@cchdesigngroup.com

Rabuchin Group Home
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PDS2017 MUP-17-013

4. **Vertical Clearance:** The vertical limit is 24 feet and greater at all roads serving the property. A minimum vertical clearance of 13 feet 6 inches must be maintained at all times.
5. **Grade:** All grade are existing and will not be modified. Wilt Road has an approximate grade at Reche Road of 13% for .5 miles. Peony Drive has a grade of 10% for .5 miles to the property. At the property heading South Peony Drive will run into Citrus Lane. The grade varies between 1% to 2% declining towards the South.
6. **Surface:** Wilt Road, Peony Drive, Citrus Lane and the private roads that feed onto, are all paved with Asphalt Concrete. The Wilt Road is a 24 foot wide asphalt concrete road and Peony Drive and Citrus Lane is a asphalt concrete road that has a minimum width of 20 feet each. The driveway that services the project is 4 inch thinnk concrete drive and aporach, that has a minimum width of 16 feet and onsite parking area in front of the Garage is 4 inch concrete.
7. **Setback from Property Lines:** The existing structure is located 65 feet from the edge of Peony Drive. The area that surrounds the residence is 15 feet on each side and 40 feet of concrete at the front of the residence and 75 feet of landscaped lawn and speciman planting at the rear of the residence. At the West side there is a clearing from the edge of landscaping to property line of 110 feet.
8. **Building Construction:** The exterior material of the residence is a slate tile roof with a 12/12 pitch and the exterior cladding is of a 3 coat plaster (stucco) exterior. The open trellis at th rear of the home is of 4x sawn wood. Structures shall comply with the ignition-resistive construction requirements. The exterior material at the detached Guest Living Quarters is of the same materials as the main residence. The roof is a flat concrete tile, the exterior walls are stucco and the open beam patio cover is of 4 inch and larger construction.



9. **Fire Protection Systems:** The existing residence is equipped with an automatic fire sprinkler system. At present the Garage and space above the Garage is not equipped with an automatic fire sprinkler system. However ALL habitable structures shall have automatic fire sprinklers per Norht County Fire District, San Diego County Code requirement management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego Planning & Development Services.



Prepared By:
Charles Heincy, President
CCH Design Group

7/30/08
Date:



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